161.0	0004	0007.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,031,900 / 1,031,900
					USE VALUE:	1,031,900 / 1,031,900
					ASSESSED:	1,031,900 / 1,031,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENTREMONT THOMAS &
Owner 2:	MASTROGIOVANNI CHERYL
Owner 3:	
Street 1:	44 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O CONNOR JOHN J/GERALDINE -
Owner 2:	-
Street 1:	44 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Vinyl Exterior and 3419 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6530.000	600,800		431,100	1,031,900
Total Card	0.150	600,800		431,100	1,031,900
Total Parcel	0.150	600,800		431,100	1,031,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.83 /Parcel: 301.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107681

GIS Ref

GIS Ref

Insp Date 06/05/18

!12614!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	600,800	0	6,530.	431,100	1,031,900		Year end	12/23/2021
2021	101	FV	585,100	0	6,530.	431,100	1,016,200		Year End Roll	12/10/2020
2020	101	FV	585,100	0	6,530.	431,100	1,016,200	1,016,200	Year End Roll	12/18/2019
2019	101	FV	419,100	0	6,530.	431,100	850,200	850,200	Year End Roll	1/3/2019
2018	101	FV	413,400	0	6,530.	381,900	795,300	795,300	Year End Roll	12/20/2017
2017	101	FV	413,400	0	6,530.	320,300	733,700	733,700	Year End Roll	1/3/2017
2016	101	FV	413,400	0	6,530.	320,300	733,700	733,700	Year End	1/4/2016
2015	101	FV	404,400	0	6,530.	277,200	681,600	681,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:15:43

LAST REV

Date	Time
06/29/18	10:04:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNOR JOHN J	1406-140		10/24/2011		675,000	No	No		
MCLAUGHLIN PAME	1342-88		8/10/2007	Family	700,000	No	No		
MCLAUGHLIN PAME	1219-48		3/22/2000	Family	1	No	No		
HANNON JOHN/ETA	1148-133		11/17/1995		198,500	No	No		Y

USER DEFINED

Prior Id # 1:	107681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2014	406	Re-Roof	6,750					
4/4/2014	285	Solar Pa	15,000					
10/28/2002	901	Add Bath	13,000	C				
7/26/2002	613	Wood Dec	5,500	C				REPLACE DECK
5/9/2002	415	Redo Kit	19,000	C		G4	GR FY04	REMODEL KITCHEN &
2/10/2000	146	Addition	70,000	C				ADD 2ND FLOOR
8/2/1996	358	Wood Dec	2,000	C				10X16 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Meas/Inspect	BS	Barbara S
6/12/2014	External Ins	PC	PHIL C
7/3/2012	Measured	JBS	JOHN S
1/21/2012	MLS	EMK	Ellen K
12/31/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
4/29/2002	Permit Visit	PM	Peter M
11/23/1999	Meas/Inspect	263	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6530		Sq. Ft.	Site		0	70.	0.94	8									431,132						431,100	

Total AC/HA:	0.14991	Total SF/SM:	6530	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 431,132	Spl Credit	Total: 431,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10025728
Const Adj.:	1.00600004
Adj $ / SQ:	154.960
Other Features:	156849
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673565
Depreciation:	72745
Depreciated Total:	600820

COMMENTS

SFL IN PROGRESS RECHK. PDAS. KIT IN BMT.
2OF=5 FIXTURES IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	1	HB	1

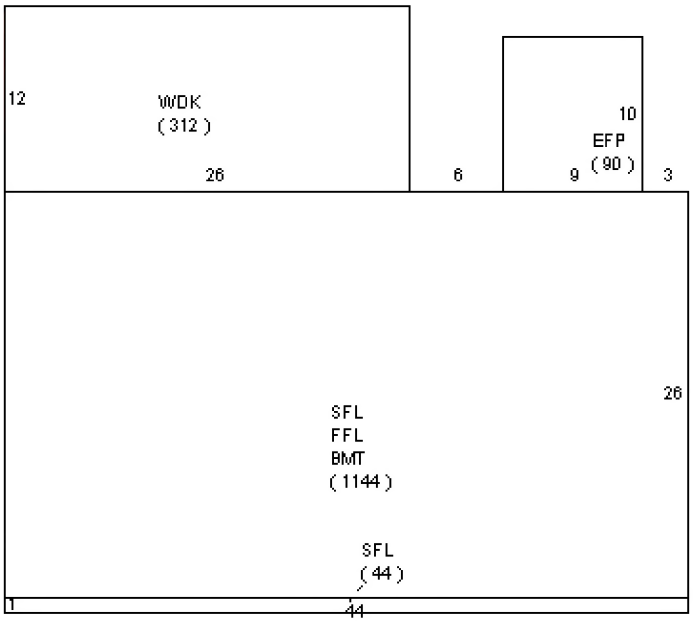
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	M
Totals			
1	7	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.46
Special Features:	0	Val/Su Net:	154.93
Final Total:	600800	Val/Su SzAd	257.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,188	154.960	184,093
BMT	Basement	1,144	75.190	86,022
FFL	First Floor	1,144	154.960	177,275
WDK	Deck	312	9.260	2,889
EFP	Enclos Porch	90	57.820	5,204

Net Sketched Area:	3,878	Total:	455,483
Size Ad	2332	Gross Area	3878	FinArea	3419
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc